

INFLUENCE OF THE ROOSEVELTS.

Will Be Beneficial to Washington Real Estate.

SOCIETY AND PROSPERITY.

Memories of the Cleveland Golden Age—Opinions of the Brokers—Some Recent Important Transactions—The Era of Flats.

Next to the importance of a President being a good President, the Washington real estate men consider it chiefly important that he be a good society man and have a following of wealthy and socially influential friends.

As anyone familiar with the business history of Washington knows, the President and his family and friends have much to do with the real estate market. Much of its prosperity or the reverse can be directly traced to the influence of the Administration. If an Administration is socially brilliant, it usually comes that it brings with it a train of good times for Washington business interests generally, but especially for real estate.

The social propensities of the Roosevelt, therefore, are the subject of more than a casual curiosity. It is realized that they may mean millions of dollars for the city.

The Cleveland Administration.
The golden age of Washington real estate with Cleveland's first Administration. Mr. Cleveland had not been a prominent figure in society before he became President, but he was soon married, and to a pretty woman of social instincts and capabilities, who made his Administration a brilliant one, from her view at least. The Whitneys aided the Cleveland much to give it an éclat. Wealthy families came to Washington to live and to buy homes some homes in greater numbers than ever before. In fact, it might almost be said that the "Washington habit" was formed by the millionaire families during this Administration.

Real estate boomed wonderfully. Prices doubled, and in many cases, of course, advanced ten-fold in the suburbs.

The McKinleys began their first Administration when the country was passing through a great period of depression. But they, too, saw the beginning of an excellent recovery in the real estate market. During the past two years, business has increased steadily, but slowly, and at the present time the market may be said to be active and prosperous.

What the Roosevelt May Do.

The Roosevelts are an old and a wealthy family, and their social position is unassailable, entirely aside from Mr. Roosevelt's present office, and Mrs. Roosevelt's position as "chief lady of the land." They belong to the millionaire set, as well as to the old family set. They belong to New York society and to New England society, as well as to Washington society.

There are the best of reasons for believing that they will make the Capital City the winter social centre of the country while they are in the White House. And this will be reflected, if the experts are correct in their deductions, in a continuance of the prosperity of the real estate market, and very likely in a return even of the rosy times of ten years ago and more.

It is estimated that at the present time there are fewer vacant houses in Washington than ever before in recent years. A review of the rental books of the principal brokers and a careful survey of the city has been made, and the picture presented by a reporter for The Times, and the statement is made advisedly. This is an evidence of prosperity that cannot be questioned. It is more than it appears on its face, in fact, and that is much. The buildings have been busy, and the number of new dwellings erected during the past three years is in excess of all previous records. All these new houses had to be filled, and have been.

The Great Flat Era.

More than this, there has been the beginning of the great "flat era." Flat houses have been erected in large numbers in all sections of the city, and for all classes of people, from the fifteen-dollar-a-month family up. No one has yet collected any flat statistics, but it is very certain that the number of families living in apartments now that rented or owned houses five years ago is in excess of 500. This makes 500 more houses to fill.

The real estate men believe that the present census has shown a very great increase in the population from that at the time of the last police census, and yet there is visible evidence all over the city that there has been a decrease. The enumerators made their rounds in the middle of the summer, when Washington more than most cities is away on its summer vacation.

Opinions of the Brokers.

Davidson & Davidson say of the market: "There are few houses for rent, fewer than ever before, despite the advent of the flat during the past few years. The market for sales during the past week or two has not been so brisk as heretofore this autumn, owing perhaps to the coming of Congress, which always causes a few weeks of quiet before it begins to help the situation later."

Early & Lamson say: "The market is active. The demand for houses of the better class, and in the northwest especially, has been excellent. Washington Heights and the other suburbs in that vicinity are filling up with houses in a most gratifying manner."

Stone & Fairfax say: "There has been more demand for property of all classes this year than at any time before in eight or ten years. We note a particularly good investment demand for residences selling at from \$2,000 to \$10,000. The mania for speculating in stocks seems to have abated somewhat, and people have turned to real estate as more stable and less exciting."

Eugene E. Gaddis says: "The market is in a healthy and prosperous condition. I have not seen a time in my fourteen years in the business when houses of a moderate size have sold so readily. A week ago I placed on the market in an unfinished condition twenty-two six-room houses in the block that I am building in Columbia Heights, and already I have sold twelve of them."

P. F. Sutor, of the firm of E. Lodge Hill, says: "This season has been the busiest we have ever experienced. The demand for property has exceeded the supply. We find the demand for houses ranging in price from \$1,000 to \$25,000 is especially large. Two-thirds of our sales have been made through advertisements in The Times."

Washington Heights Improvements.
Redford W. Walker & Sons are making plans for a handsome row of residences on the south side of Baltimore Street, just west of Columbia Road, Washington Heights. The firm has just purchased the property, a block fronting 250 feet on Baltimore Street, and comprising lots 112 to 116 of Holtzman's subdivision of Mintwood. The property is just opposite to the fine residences of Mr. Stellwagen and

Mr. Charles G. Thorne, and is finely located. The price paid for the Walkers was \$11,000. The seller of the property was Mrs. F. M. Alexander, and the sale was effected through Early & Lamson.

The Washington Heights Presbyterian Church has let the contracts for the erection of a pretty little chapel. The congregation has been worshipping up to the present time in the studio of Parker Mann, the artist, in the Heights, and has been planning for a home of its own for some months. The first building to be erected will be a modest affair, but the lot recently purchased is a fine one, and as soon as possible a church edifice of more important size will be erected.

The lot purchased is on Kalorama Avenue, between Eighteenth Street and Columbia Road, just opposite the residence of Admiral Selfridge, and its cost was \$9,000. The sale was effected through Ellerson & Wemple, and Early & Lamson.

Mr. Thomas G. Alford, the Chief Clerk of the Congressional Library, has recently purchased, and is now remodeling, a residence in Washington Heights, 1555 Mintwood Place.

In Bloomingdale.
One of the largest transactions for some months in realty anywhere in the city, outside of the business section, is now being completed by Middaugh & Shannon, who purchased 62,000 feet of ground in Bloomingdale, the new residence section, south of the Soldiers Home. The property includes the entire block of ground, 200 feet on both sides of First Street, between Albany and Baltimore streets. It lies on the ridge of the First Street hill, overlooking the city from one of its highest points, and is one of the most advantageously located in the subdivision. The property was purchased from Joseph Paul and E. J. Stellwagen. It is the intention of the firm to build up the entire block with residences, and they will begin operations at once on a number of the houses.

Middaugh & Shannon have just started eight two-story houses at the southwest corner of North Capitol and T Streets in the same section. The firm reports that already nearly all of these houses have been sold. During the past year, the firm has built thirty-seven houses in the section.

Mr. Glover's Residence.

The magnificent residence of Mr. Charles C. Glover on the north side of K Street, on Farragut Square, is nearly completed, and Mr. Glover expects to occupy it before Christmas. He will not move into the city from his summer residence until he can take his new home. The interior of the house is one of the most beautiful in Washington.

Hornblower & Marshall, the architects, are building for Mr. J. D. Patton a residence in R Street, between Twenty-second and Twenty-third Streets, that is a particularly interesting example of domestic architecture, and of the finer class of homes that the influx of wealthy people is making possible in the Capital City. The house has a frontage of fifty feet, which makes possible an interior arrangement which is spacious and convenient. The architects have made the most desirable exposure the principal front so far as the planning of the interior is concerned, and the main rooms are in the south or rear part of the house, and not overlooking the street.

The street front is occupied on the first floor with the staircase hall and a reception room. Then on the second floor is the hall with the staircase against the north wall and a parlor on the east side extending through the house from north to south, with a dining room looking to the south.

The treatment of the front is in harmony with the generous proportions of the house, as the effect is not frittered away by the introduction of lines of window openings or mere ornamentation. The broad spaces about the main entrance, which contribute to the impression conveyed by the house that it is not jammed in a space entirely too small for it.

THE OBSERVATORY CIRCLE.

A Proposition to Acquire Site of Industrial Home School.

The District Commissioners have received a letter from John D. Long, Secretary of the Navy, calling attention to a recommendation in the annual report of the Chief of the Bureau of Equipment that a site adjacent to the Naval Observatory grounds, be acquired to complete the "Observatory Circle." Plot 5 is the property of the District of Columbia, and upon it is located the Industrial Home School.

The purpose of the acquisition of the site is to fill out the boundary of the circle which surrounds the observatory at some distance as a means of protection to the fully adjusted instruments used.

Secretary Long states that before taking action upon the recommendation the Navy Department would be glad to receive from the Commissioners any suggestion they may have to make in regard to the matter. Their attention is invited to the underlying purpose to be subserved by the establishment of the "Observatory Circle" in the security of delicate astronomical instruments, in such manner that their efficient use may not be impaired by vibrations caused by heavy machinery, traffic, or otherwise, or by smoke or currents of heated air in the neighborhood.

Secretary Long suggests that it may be possible for this object to be satisfactorily attained without the absolute acquisition by the United States of the title to the property now used for the purposes of the Industrial Home School.

The letter of Secretary Long was today referred to the Board of Charities for consideration and report.

The question of abandonment of the present site of the Industrial Home School has been formally discussed by the Board of Charities. It is stated that the present buildings of the school are not especially valuable, and it has been suggested that the sale of the site and buildings might net the District enough to acquire a better site and erect new buildings better adapted to the needs of the institution. The proposition contained in the report of the Chief of the Bureau of Equipment is not likely to meet with any opposition on the part of the Commissioners of the District.

AN INSURANCE COMPANY SUED

Mrs. Hopkins Seeks to Recover Money Due on a Policy.

Mrs. Laura R. Hopkins, widow of Thaddeus A. Hopkins, yesterday filed suit against the Aetna Life Insurance Company to recover \$2,955.72, claimed as damages accruing as the result of the death of her husband.

She alleges that her husband was employed as a transfer clerk at the Baltimore and Ohio Railroad Company Station in this city. On July 1, 1897, she says he took out a policy in the defendant company, which she claims guaranteed to pay him \$15 per week for loss of time on account of any accident which might befall him, and in addition \$3,000 in the event that he died within ninety days as the result of his injuries.

She alleges that her husband took out the Aetna Life Insurance Company, she declares, was renewed from time to time. On December 4, 1900, Mrs. Hopkins states, her husband was struck by a truck at the Baltimore and Ohio Station. His

injuries, she asserts, resulted in erysipelas, and December 14 he died.

REAL ESTATE.

FOR SALE OR RENT.

Suitable for a Member of Congress.

For Rent, \$30.50 per Month.

A 3-story house for a 2-story price; 8 large rooms; all the modern equipment; reception hall, parlor, dining room, kitchen, and butler's pantry; 5 bedrooms; large dry cellar. Lot 17x100 feet. Inspection and comparison invited. This House speaks for itself.

\$4,750.

Small cash payment, balance monthly. As an investment it will pay 6 per cent net. Open every day.

Also Other Properties.

W. J. Frizzell,

90; G St., or 50 V St. N. W.

HOMES FOR SALE.

\$3,500.
Elegant six-room, bath, brick; very large lot; fine section northwest. Must be sold at once. Worth \$5,000.

Bloomingdale.
That handsome six-room, bath, brick, on S Street; furnace heat; all modern improvements.
Price Less Than \$4,250.

\$3,850.
Another handsome six-room, bath, brick, reception hall plan; southern side lights. Cheap at \$4,250.

For Sale.
The only house on North Capitol Street (new); six rooms, bath, brick, reception hall plan; finely decorated. Easy payments.
\$4,150.

Le Droit Park.
Fine six-room, bath, brick. Can be sold for
\$3,200.

Only \$1,900.
ONLY TWO LEFT—New 6-room, b. b.; a. m. l. First-class section S. E. DON'T BUY BEFORE SEEING THESE LITTLE BEAUTIES.

Offered for First Time.
Six rooms and bath, brick, concrete cellar; press brick front; lot 16x190.
Price, \$2,400.
\$100 or more cash. See this.

We have a large list of property either for homes or investments. Call or send for our list before purchasing. We'll treat you right, too.

RENTAL AND SALES AGENT.
E. LODGE HILL,
802 F Street N. W.

FOR SALE.

9th St. N. E., brick dwelling, 2 story, 6 rooms, bath; furnace heat; rent \$22.50. Offer wanted.

\$500 cash, balance can remain on property, will buy 3-story brick home with a. m. l., on 4th St. N. E.; lot 16x76. Price, \$3,000.

Two 6-room and bath bricks on W St. N. W., lots 16 ft. 8 in. x 25 ft. each; rent \$22.50. Price, \$2,250 each.

Cheap house on 5th St. N. W., brick; 2 story, 6 rooms; lot 21x95; rented for \$22.50 per month. Price, \$3,250.

Bargain in a 3-story, 9-room brick dwelling on Columbia Road, bath, a. m. l. For a quick sale we will make a special offer for this property.

12th St. N. W., near Massachusetts Avenue; lot 23 ft. 5 in. x 125 ft. 6 in.; improved by 3 story and cellar, 12 room and bath brick; heated by hot water, a. m. l.; stable on rear. This is a bargain at \$13,000.

\$4,800 will buy a 2-story and cellar, 9 room and bath brick; a. m. l., on T St. N. W.; renting for \$30 per month.

Double bay window brick on 7th St. N. E., near E. Capitol St.; bath and a. m. l.; frontage of 27 feet; cost \$4,100; price \$3,200.

\$1,900 is asked for 2 story, 5 room brick on R St. N. W.; lot 17x113; rent \$12.50 per month.

An investment in two houses on Q St. N. W.; rent \$25.50 each; parlor, dining room, and kitchen on first floor; 3 story and cellar, 9 rooms and bath; a. m. l. We will submit any reasonable offer.

LOUIS D. WINE & CO.,

1304 F STREET NORTHWEST.

CALL FOR STREET LIGHTS.

Property Holder Wants Additional Gas Lamps Established.

The call for street lamps in various parts of the District continues, though only gas and naphtha lamps can be erected, and those only that are necessary, until the next appropriation for the purpose becomes available. Donald McPherson, of 1102 I Street northwest, recently requested the erection of lamps on both sides of Kenesaw Avenue.

The request was investigated by Thomas J. Fisher, of the Electrical Department, and he has reported that it is advisable to establish three gas lamps on the avenue. He recommends that Mr. McPherson be informed that the limited balance on hand for the extension of the street lighting service will admit only of his request being granted to that extent.

Will Filed for Probate.

By her will, dated November 29, Sarah E. Delcher leaves \$100 to Mrs. Mary Eidelman, and the remainder of her property to John W. Dodd. It is not stated whether or not either of the parties is a relative to the testatrix.

REAL ESTATE. REAL ESTATE. REAL ESTATE. REAL ESTATE.

\$3,850 "Columbia Heights." \$3,850

\$350.00 Cash; Balance Monthly, Same as Rent.

Why Pay Rent When You Have Such an Opportunity?
Why Buy a Home in a CHEAP Locality?

Twelve home-seekers who had looked the city over, have shown their wisdom and good judgment in buying one of these houses. Only ten left for sale.

The first purchaser's deed has been recorded and he moves into his new home on Tuesday next. The other eleven purchasers will be occupying their new homes in a few days. Why not you?

Homes on Beautiful "Columbia Heights" for

\$3,850.

\$350 Cash.

Balance \$30.00 Monthly—Same as Rent.

Corner 10th and Harvard.

South side of Harvard Street, between Ninth and Tenth Streets Northwest, Columbia Heights, Washington's Best Residential Section.

OPEN SUNDAY FOR INSPECTION.

Never have such elegant homes been offered at such a reasonable price—located on Beautiful "Columbia Heights," High, Healthy, No Malaria, Wide Streets.

Nowhere in the city are there so many blocks of beautiful homes.

Near the beautiful residences of Mrs. John A. Logan, Justice Harlan, and the late Dr. Hammond. The largest and most beautiful apartment houses in the city are located nearby.

Not a Cheap Neighborhood, But Amid the Homes of the Cultured and Refined.

JUST THINK IT OVER—A HOME ON COLUMBIA HEIGHTS FOR \$3,850.00.

DESCRIPTION:

These houses are a little less than 18 feet wide; two stories; red press-brick fronts, with stone trimmings; concrete cellar, furnace heat.

First Floor: Parlor, reception hall, dining room, and kitchen.

Second Floor: Three large bedrooms and bath. Ample closet room.

Cabinet mantels in parlor, dining room, and front bedroom. China closet, coal and gas ranges, painted kitchen, electric gas lighting, porcelain bath tub, open nickel plumbing. Houses beautifully papered and decorated; elegant gas fixtures.

A careful examination of all work and materials used is invited. All materials used the best that cash could buy, and only skilled workmen employed in the construction.

Convenient to the best street car services in the city—the Ninth and Fourteenth Street car lines—with cars running every minute or two.

Surrounded by houses occupied by persons prominent in business and official circles.

OPEN DAILY FOR INSPECTION.

Price, \$3,850; \$350 cash; balance \$30 monthly, which includes all principal and interest until your home is paid for. As an investment, figure it out for yourself. I have refused \$26.50 per month rent. These homes are for sale only.

Take Either the Fourteenth or Ninth Street Cars, and Get Off at Harvard Street. Bring Your Family and Inspect Today, Before All Are Sold.

Eugene E. Gaddis, Owner,

425 Ninth Street Northwest.

Office hours, 8 a. m. to 5 p. m., and 7 to 10 p. m. Telephone, Main, 1078.

Wm. H. Saunders & Co.,

1407 F St. N. W.

3560 13th St. N. W.

For Sale—A Three Story Brick Dwelling.

Three Squares from Street Car.

14th Street, Mount Pleasant.

Twelve rooms, two baths, billiard room, conservatory, front and back porches; newly built; hardwood finish, modern plumbing, and everything of the latest improvement.

Enquire of

P. J. Walshe,

620 F Street N. W.,

Real Estate and Insurance.

FOR SALE—A fine 6 room brick house, northeast, one block from cars; 6 in row sold within past ten days. Price only \$2,500; easy terms. Take advantage of this and buy a home.

FOR SALE—1314 Kenesaw Ave., Columbia Heights, 18x100, 3 story and cellar; 19 rooms and bath; furnace heat. Price only \$6,500.

FOR SALE—Thomas Street, between T and U, First and Second, northwest, Nos. 125 to 127 Thomas Street northwest.

NOTE THE UNUSUAL TERMS:
A guarantee certificate of title made by the Washington Title Insurance Company, and all papers drawn and recorded free of cost.

Price \$3,800

\$2,500 can remain on property, 5 per cent, three years, leaving \$1,300 equity. Make \$500 cash payment; balance, \$800 in monthly notes, without interest. Never before have such easy terms been offered to the home-seeker.

DESCRIPTION:
First floor—Parlor, dining room, pantry, and kitchen; beautiful cabinet mantels; tiled open fireplace; combination coal and gas range.
Second floor—Three large bed rooms; tiled bath; porcelain bath tub; marble washstand; open plumbing.
Fronts are of cream-colored brick, with white stone trimmings and steps; double French plate glass storm doors; tiled vestibule; large concrete cellar; front and rear entrance; furnace. Will be open all day Sunday.

HOUSES FOR SALE.

A few of the bargains that we have in Real Estate. It will pay buyers, home-seekers, as well as investors, to take note. Many of the properties we offer are held by trustees and can be bought at simply cash under the trust. Buyers make what the others lose.

For Sale—
Within one square near City Library, a easy six-room and bath brick, rented at \$25. Price, \$8,000.
On 1st St. N. W., frame house and stable; renting \$15.50. Price, \$1,000.
Near Government Printing Office, fourteen-room brick; side alley. Price only \$4,200.
Enterprising buyer can rent rooms enough to more than cover cost of interest on purchase price, and so get his own house rent free. It won't take much cash.
A small six-room brick near Capitol; rented at \$12.50. Price, \$1,600.
A handsome house fronting grounds of U. S. Capitol, facing south; 12 rooms and bath, and large stable; side and rear alley. For particulars and price please call.
On Maryland Ave., near First St. N. W., handsome bay window brick, nine rooms and bath. Price, \$6,500. Simply cash under trust.

For Sale—
One of the best parts of the northwest, a very handsome house, some front; ten rooms; tiled bath; south front; \$2,000 cash, balance long time. Handicraft finish; handsome modern; open fireplace.
\$2,250 on easy terms, will buy fine three-story brick; ten rooms and bath; near 6th St. N. E.
\$2,000 buys six-room and bath house on California St., near 1st St.
\$1,500 buys six-room frame, northwest, on avenue near 11th; rented for 7 years to tenant at \$12.50; a good investment.
\$1,000 buys ten rooms and bath, stable, lot 25 feet front. Only \$1,000.
Only \$2,250 for fine house near 14th and Harvard, Columbia Heights.
350 acres, near R. & O. railroad, will sell at low price or exchange for city property.
450-acre farm fronting one mile on Potomac River, all buildings, fruit, etc.; cost farmer over \$10,000. Price, only \$4,500.

JOHN F. PARET,

1411 G Street.

Fred. W. Reeves,
617 14th St. N. W.

"THE MORE YOU SAY THE LESS PEOPLE REMEMBER." ONE WORD

SAPOLIO